

RESOLUTION NO. A-_____

1 WHEREAS, Michael Thomalla and Marty Fortney have submitted the preliminary
2 plat of Vavik Ridge for acceptance and approval; and

3 WHEREAS, the Lincoln City - Lancaster County Planning Commission has
4 reviewed said preliminary plat and made recommendations as contained in the letter dated May
5 17, 2001, which is attached hereto as Exhibit "A".

6 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of
7 Lincoln, Nebraska:

8 That the preliminary plat of Vavik Ridge, located in the vicinity of S. 56th Street
9 and Elkcrest Drive as submitted by Michael Thomalla and Marty Fortney is hereby accepted
10 and approved, subject to the terms and conditions set forth in Exhibit "A", which is attached
11 hereto and made a part of this resolution as though fully set forth verbatim.

12 BE IT FURTHER RESOLVED that the City Council finds that the tract to be
13 subdivided is surrounded by such development or unusual conditions that strict application of
14 the subdivision requirements would result in actual difficulties or substantial hardship and the
15 following modifications to the zoning and subdivision requirements are therefore approved:

16 1. The requirement of Section 27.11.080(a) of the Lincoln Municipal Code
17 that the required front yard be 30 feet is reduced to 25 feet along South 56th Street and
18 reduced to 26 feet along the north side of Vavik Place and the east and west side of South 55th
19 Court.

20 2. The requirement of Section 27.11.080(a) of the Lincoln Municipal Code
21 that the required side yard be 20 feet is reduced to 5 feet on all lots.

1 3. The requirement of Section 27.11.080(a) of the Lincoln Municipal Code
2 that the required rear yard be the smaller of 30 feet or 20 percent of the lot depth is reduced to
3 12 feet on Lots 1 through 8, Block 1, and reduced to 20 feet on Lots 1 through 4, Block 2, and
4 Lots 1 through 10, Block 3.

5 4. The requirement of Section 26.23.140(a) of the Lincoln Municipal Code
6 that lots not exceed a 3-to-1 depth to width ratio is waived on Lots 1 through 8, Block 1, Lots 1
7 through 4, Block 2, and Lots 1 through 10, Block 3.

8 5. The requirement of Section 26.23.095 of the Lincoln Municipal Code that
9 sidewalks be constructed on both sides of all streets is waived on the east side of South 55th
10 Court south of Vavik Place.

11 6. The requirement of the City of Lincoln's Design Standards that there be 4
12 feet between the curb and sidewalk is reduced to 0 feet along both sides of South 55th Court.

Introduced by:

Approved as to Form & Legality:

City Attorney

Staff Review Completed:

Administrative Assistant

Approved this ____ day of _____, 2001:

Mayor